055.0	0001	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,000 /	851,000
					USE VALUE:	851,000 /	851,000
					ASSESSED:	851,000 /	851,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-41A	DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIGOTT CHARLES A & JANE F
Owner 2:	
Owner 3:	
Street 1:	1 CHURCHILL PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PIGOTT CHARLES A -
Owner 2:	-
Street 1:	15 WINDEMERE PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,546 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1927, having primarily Brick Veneer Exterior and 2844 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5546.000	433,200	7,300	410,500	851,000
Total Card	0.127	433,200	7,300	410,500	851,000
Total Parcel	0.127	433,200	7,300	410,500	851,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.23 | /Parcel: 299.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 36623

GIS Ref

GIS Ref

Insp Date 10/04/18

!4426!

PREVIOUS ASSESSMENT

Parcel ID 055.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	433,000	7300	5,546.	410,500	850,800	850,800	Year End Roll	12/18/2019
2019	104	FV	349,900	7300	5,546.	410,500	767,700	767,700	Year End Roll	1/3/2019
2018	104	FV	349,900	7300	5,546.	275,600	632,800	632,800	Year End Roll	12/20/2017
2017	104	FV	327,300	7300	5,546.	263,900	598,500	598,500	Year End Roll	1/3/2017
2016	104	FV	327,300	7300	5,546.	240,400	575,000	575,000	Year End	1/4/2016
2015	104	FV	270,900	7300	5,546.	193,500	471,700	471,700	Year End Roll	12/11/2014
2014	104	FV	270,900	7300	5,546.	173,000	451,200	451,200	Year End Roll	12/16/2013
2013	104	FV	282,200	7300	5,546.	164,200	453,700	453,700		12/13/2012

PRINT

Date	Time
12/10/20	19:27:10

LAST REV

Date	Time
12/26/19	17:18:23
apro	
4426	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIGOTT CHARLES	56721-263		4/12/2011	Convenience	1	No	No		
NIGRO SAMUEL J	54397-203		3/12/2010		395,000	No	No		
NIGRO SAMUEL J	41161-60		10/9/2003	Family	99	No	No		
NIGRO SAMUEL/ET	27421-407		6/26/1997		200,000	No	No		R

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1424	Heat App	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	PH	Patrick H
5/12/2009	Measured	197	PATRIOT
2/3/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	277	PATRIOT
8/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	36623
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5546		Sq. Ft.	Site		0	70.	1.06	11									410,465						410,500	

Total AC/HA: 0.12732 | Total SF/SM: 5546 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 410,465 | Spl Credit | Total: 410,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	yellow/bri		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.01919830
Const Adj.:	1.02679455
Adj $ / SQ:	167.441
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	660896
Depreciation:	227679
Depreciated Total:	433218

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	5	Baths:	2	HB					

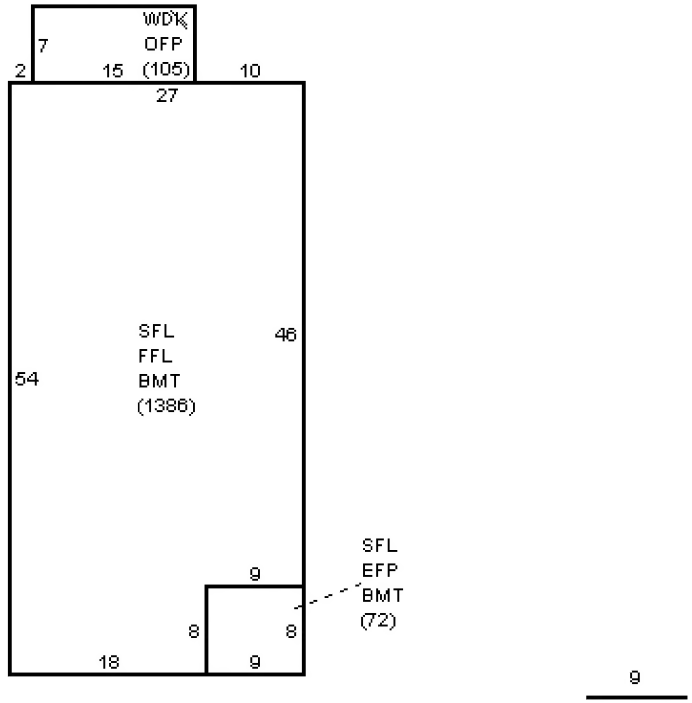
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	3	
Totals			
2	13	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,458	50.230	73,239
SFL	Second Floor	1,458	167.440	244,129
FFL	First Floor	1,386	167.440	232,073
OFP	Open Porch	105	33.080	3,473
WDK	Deck	105	15.940	1,674
EFP	Enclos Porch	72	66.780	4,808
	Net Sketched Area:	4,584	Total:	559,396
Size Ad	2844	Gross Are	4584	FinArea 2844

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.44
Special Features:	0	Val/Su Net:	94.50
Final Total:	433200	Val/Su SzAd	152.32

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X29	A	AV	1927	19.54	T	40	104			6,500			6,500
A2	WOOD SHD	D	Y	1	10X19	A	AV	1927	7.05	T	40	104			800			800
2	Frame Shed	D	Y	1	4X11	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:	7,300	Total Special Featues:		Total:	7,300